PT SEC 35-4N-25E

MILLER ADAM/BENNETT KRISTYN
58345 TIMMONS RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0008-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

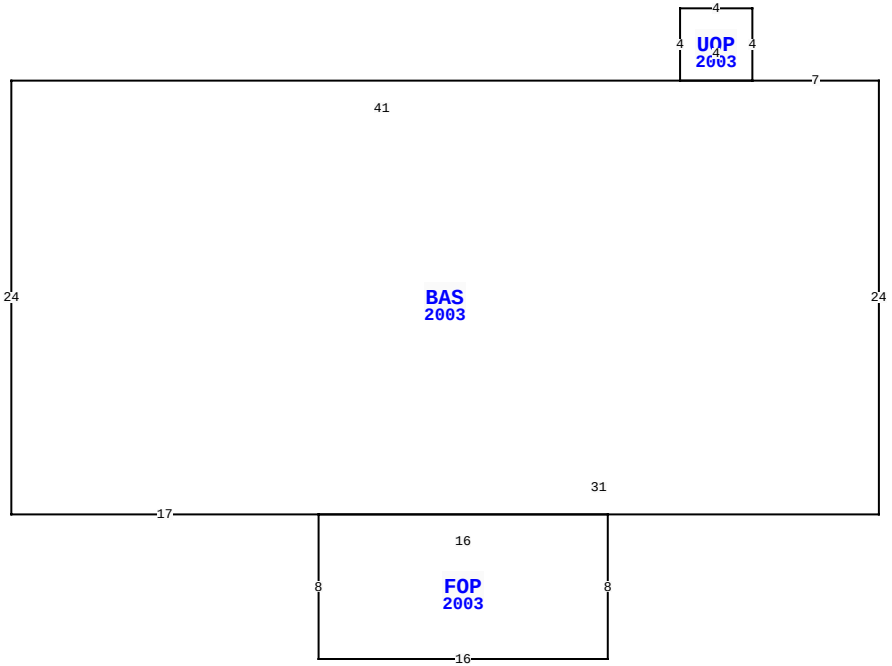
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2003	1,152	146,999
FOP	128	30	2003	38	4,849
UOP	16	20	2003	3	383
TOTALS	1,296			1,193	152,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	132.9240	132.92	158,574	2000	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



58345 TIMMONS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,231
TOTAL MARKET OB/XF VALUE		422
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		197,653
SOH/AGL Deduction		11,569
ASSESSED VALUE		186,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,362
TOTAL JUST VALUE		197,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000344	REPAIR/RRF	5,450	01/01/2019
B974355	NEW CONSTR	122,739	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0078	6/27/2019	WD	Q	I	01	130,000
GRANTOR: ROSSITER NANCY						
GRANTEE: MILLER ADAM & KRIST						
2246/1086	12/11/2018	SW	U	I	12	42,800
GRANTOR: SOUNDVIEW HOME LOAN T						
GRANTEE: ROSSITER NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 UOP=[YR=2003] N4 W4 S4 E4 $ W41 S24 E17
FOP=[YR=2003] S8 E16 N8 W16 $ E31 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	0	0	64.00	SF	30.00	30.00	100	2005	2005	3	22	422	

LAND DESCRIPTION

TOTAL OB/XF 422

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/22/2020 BY KBX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS